

FOR SALE - 3-UNIT MULTIFAMILY INVESTMENT

304 CASTOR STREET, DILLER, NE 68342

MULTIFAMILY | 3,009 SF | \$449,995



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Tara Galaviz
402.617.1351
tgalaviz@lee-associates.com

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PROPERTY DESCRIPTION

This investment property has three units - fully leased. All one level, no steps. Beautiful construction completed in 2020. Each unit features a separate entrance, as well as separate private patios.

PROPERTY HIGHLIGHTS

- Newer investment property with five bedrooms (total) in three units
- All electric (no gas), and all appliances included to include washer/dryer
- End units feature single-stall garage

LOCATION DESCRIPTION

Located on a corner lot in Diller, NE just one block west of Nebraska Hwy. 103. Only one block from the grocery store, post office, bank and more.

OFFERING SUMMARY

Sale Price:	\$449,995
Number of Units:	3
Lot Size:	0.32 Acres
Building Size:	3,009 SF

CONTACT

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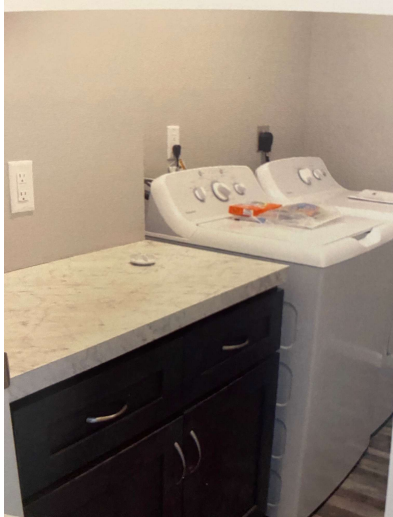
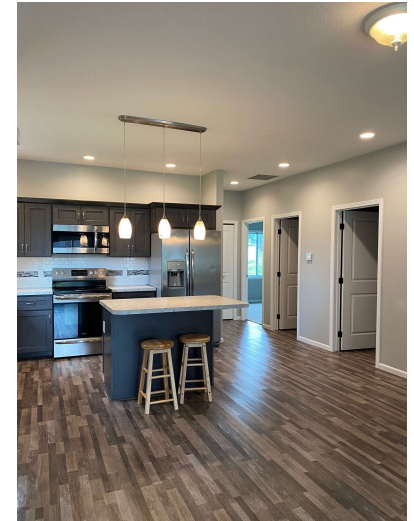
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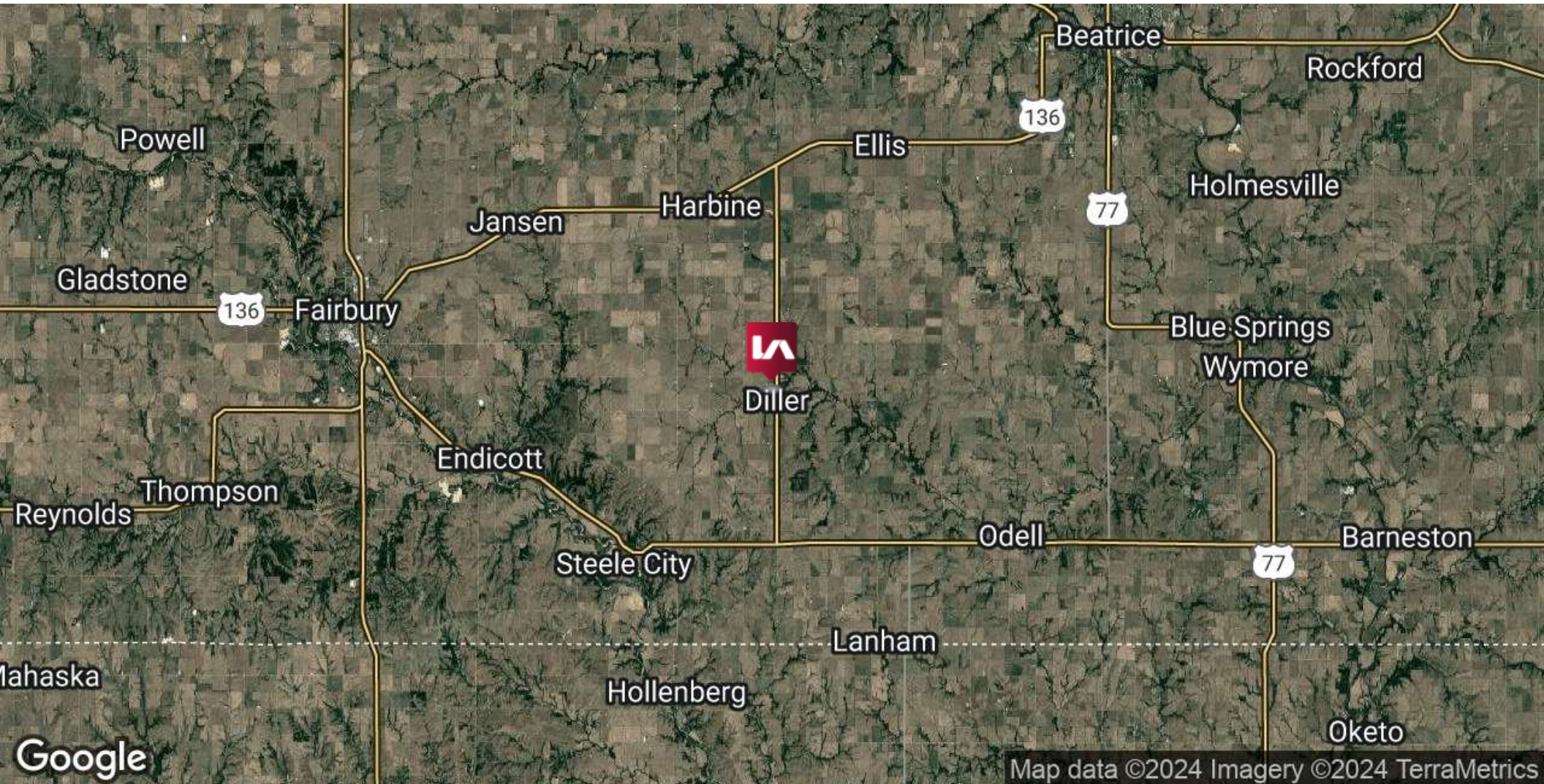
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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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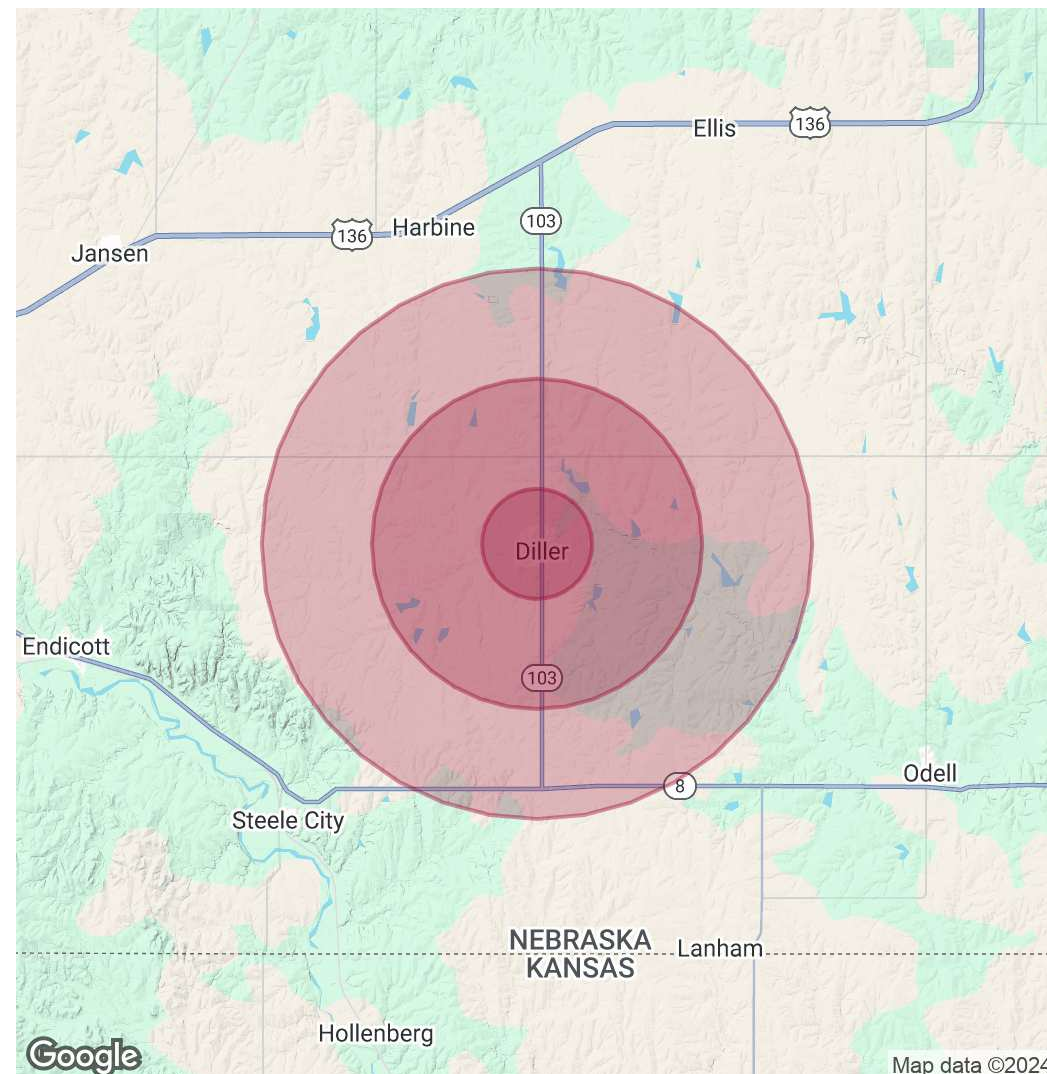
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	265	364	516
Average Age	49	48	48
Average Age (Male)	49	49	48
Average Age (Female)	48	48	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	125	170	239
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$91,439	\$93,263	\$95,221
Average House Value	\$213,147	\$221,012	\$232,379

Demographics data derived from AlphaMap



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